



Conducting a Business in Your Home

If you would like to use a home for a business that is secondary to the residential use of the home, it is important to understand the home occupation standards in Eugene Code, EC 9.5350. The following standards apply to home occupations:

- The business must be clearly incidental to the dwelling's residential use.
- A resident of the dwelling shall be employed in the business.
- Other than the dwelling residents, there shall be a maximum of two employees.
- No outdoor storage or display, other than plant materials, is permitted in conjunction with the business.
- From the exterior of the building there can be no display or activity, other than the allowed sign, that indicates the property is being used for anything other than a dwelling.
- The business cannot have regular freight delivery more than twice a week.
- The business cannot generate excessive traffic, on-street parking, glare, heat, electromagnetic interference or other emissions that are perceptible beyond the property.
- The dwelling cannot be used as headquarters for the assembly of workers for instruction or other purposes, including dispatching to other locations.
- Parking shall be provided off-street as required in conjunction with the dwelling.
- Each business has a limit of 1 business vehicle, which is a vehicle used to conduct business, or which has the name or logo of the business painted or exhibited on the vehicle.

Note: This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this document.

These standards apply to home businesses except for garage sales and day care facilities.

- Garage sales are allowed no more than three consecutive days and no more than three times per year.
- Standards applicable for day care facilities are in Eugene Code, EC 9.5200.

What is not allowed?

- No motor vehicle or motorcycle repair is allowed except to vehicles owned by the persons residing on the property.
- Home businesses are not allowed on a flag lot as defined by the Eugene Land Use Code.

Can the home business have a sign?

Businesses located in a home are allowed one non-illuminated 1 ½ square foot sign per business. The sign must be attached to the dwelling or home occupation structure.

Are alterations to the structures allowed for home businesses?

Structural alterations or additions to the dwelling are allowed as long as they don't change the primary use as a dwelling. Physical alterations including electrical, plumbing, or mechanical work may require permits. No permit is required for the home business use.

Note: This information sheet is a starting point and should not be used as a substitute for codes and regulations. Not all zones allow a home occupation use. If you have any questions please check with Land Use staff at 541-682-8336 or landuseinfo@ci.eugene.or.us.